

Property Summary		Values			EXPENSES		
Subject Property:	111 Main St				All-In Factor =	\$97,500	65%
County:	Lancaster	Price Per SF Avg.	\$ 161,984		Maximum Bid =	\$60,083	
Auction Type:	Live Deed Sale	Our Value	\$ 150,000		Our Bid/Sale Price =	\$60,000	38%
Auction Date:	9/16/2015	3rd Party Average	\$ 253,964				
Opening Bid	\$22,600.00	Rating (1-10) =	7				
HOA		Schools	7.5				
APN#	123-45678-0-0200	Crime	\$ 10				
Prop. Address:	111 Main St						
City/State/Zip	Lancaster, PA 12345						
Taxes	\$4,345	Comparables					
Asses. Value:	\$193,600	Address	Sqft	\$/Sqft	Value		
Current Owner	Mr. Joe Smith	58 Briargate Pl 199	1,598	\$116	\$184,900		
Total Sqft:	1,678	440 Stonegate Ct 1	1,688	\$91	\$153,000		
Property Type:	Single Family Residence	39 Creekside Dr 20	1,608	\$77	\$123,350		
Year Built:	1953	16 Burr Oak Dr 199	1,624	\$103	\$167,400		
Garage	648 sq ft garage						
Beds/Bath:	3/3						
Notes:	Finished basement 1,330 sqft						
Notes:	1.8 acres wooded						
Zillow	\$263,879						
Eppraisal	n/a						
Realtor	\$252,607						
Homesnap							
Trulia							
Homes	\$242,800						
Realtytraq	\$256,570	Sub. Sq. Ft.	# of Comps	Avg \$/Sqft	Value		
Todays Date:	9/9/2015	1,678	4	\$97	\$161,984	Expected Profit:	\$52,583 35%
Researched By:	Todd					% gain on cash outlay	\$52,583 54%
						target 20k min per deal	